

LEGEND:

- Project Boundary
- Unit Boundary

PROJECT SUMMARY:

Total Land Area: 95.65 Acres
Total Number Of Lots: 418 Lots
Density: 4.37 Units per Acre

UTILITIES:

Water: San Antonio Water System
Sewer: San Antonio Water System
Telephone: S.W. Bell Telephone Co.
Electric: City Public Service

GENERAL NOTES:

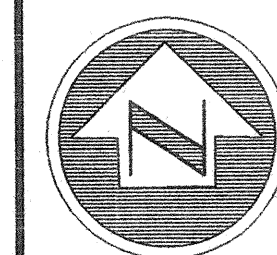
1. Proposed Development Shown Hereon Is For Single Family Use, R-5 Zone.
2. Proposed Development Located Inside City Limits.
3. A T.I.A. Has Been Submitted To Traffic Dept. For Their Review.

PLAN HAS BEEN ACCEPTED BY
COSA
9-3-99 (number)
If no plats are filed, plan will expire on 3-4-01
1st plat filed on _____

GREEN MOUNTAIN SUBDIVISION

PRELIMINARY OVERALL DEVELOPMENT PLAN

SAN ANTONIO • BEXAR COUNTY • TEXAS

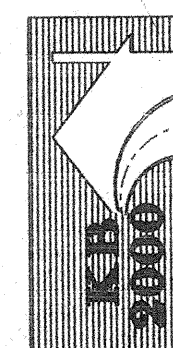


SCALE: 1"=200'
DATE: 7-23-99

KAUFMAN & BROAD

LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, TX 78201 (210) 349-1111



POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: _____ Name of POADP: GREEN MOUNTAIN II

Owners: KAUFMAN AND BROAD Consulting Firm: BROWN ENGINEERING

Address: 4800 FREDRICKSBURG RD. Address: 1000 CENTRAL PKWY NORTH
SAN ANTONIO, TEXAS SAN ANTONIO, TEXAS

Phone: 349-1111 Phone: 494-5511

Existing zoning: _____ Proposed zoning: _____

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: 3 ☒ Yes ☐ No
 San Antonio City Limits? ☒ Yes ☐ No
 Council District: _____
 Ferguson map grid 519C4

on the north side of Stahl Rd between Green Mt Rd & Ross Oak

Land area being platted:	Lots	Acres
Single Family (SF)	<u>418</u>	<u>95.65</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: OSCAR DOMINGUEZ Signature: _____

Date: _____ Phone: 308-1321 Fax: 979-0072

9-7-99 notified adelia@Kaufman & Broad, need new name, G.M. already taken by Dipie (650) she says use G.M. II.

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☒ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☒ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: _____ Signature: _____

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

Sept. 3, 1999

Mr. Oscar Dominguez
Kaufman and Broad
4800 Fredericksburg Rd.
San Antonio, TX 78232

Re: Green Mountain II

POADP # 654

Dear Mr. Dominguez,

The City Staff Development Review Committee has reviewed Green Mountain II Preliminary Overall Area Development Plan # 654. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process including detention requirements.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- Green Mountain Rd. is designated as a secondary arterial, Type A, and requires 86' of right-of-way.
- Connections will need to be continued at Bramble Tree and Oak Run (High Country Estates).

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms.J. Jay, at (210) 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Emil R. Moncivais', written in a cursive style.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
☒ Bexar County Public Works

FROM: J. Jay – Planning

Date 8-25-99

POADP NAME: GREEN MOUNTAIN

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 9-3-99 before the POADP committee.

☐ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: INSIDE C. S. A.

Signature

Title

Date



City of San Antonio
Planning Department
Subdivision Section

RECEIVED AUG 26 1999

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection *WAB*
☐ Bexar County Public Works

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☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

D Reid
Signature

City At-Large
Title

9/13/99
Date

THE FACE OF THIS DOCUMENT HAS A GREEN BACKGROUND ON WHITE PAPER

KAUFMAN & BROAD

4800 Fredericksburg Road
SAN ANTONIO, TEXAS 78229
(210) 349-1111

The First National Bank of Chicago 0710
Chicago, Illinois
Payable Through FCC National Bank
Wilmington, Delaware

VENDOR No. 20196

DATE 08/02/99

00055685

00055685

62-28
311

PAY THREE HUNDRED SEVENTY AND 00/100 *****

VOID AFTER 90 DAYS FROM ISSUE DATE

TO THE ORDER OF

CITY OF SAN ANTONIO
CENTRAL BILLING SECTION
P.O. BOX 839975
SAN ANTONIO TX 78283-3975

KAUFMAN & BROAD

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

AMOUNT

*****370.00

THE BACK OF THIS FORM CONTAINS AN ARTIFICIAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈00055685⑈ ⑆031100283⑆ 09 72347⑈

VENDOR NAME: CITY OF SAN ANTONIO

CHECK NO. 00055685
CHECK DATE 08/02/99

Stub 1

INVOICE NUMBER 00299 INVOICE AMOUNT 370.00

INVOICE NUMBER INVOICE AMOUNT

INVOICE NUMBER INVOICE AMOUNT

Green Mountain
Tract

Plan Review Fee

TOTALS:

370.00

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1590908

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 8/30/1999
DUE DATE 8/30/1999

50-04-5573
KAUFMAN BROAD
4800 FREDERICKSBURG ROAD
S.A. TX. 78229

PHONE: 000 - 0000

POADP
GREEN MOUNTAIN

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
8/30/1999	1590908	50-04-5573	8/30/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	08/29/1999		CK# 00055685	GREEN MOUNTAIN
END	08/29/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

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PAID SATO
MP-3
AUG 31 1999